File Box 8

PREPARED BY (AND RETURN TO):

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BILL GARRETT, Davidson County
Trans:T20170055010 DEEDWARR
Recvd: 06/27/17 13:33 2 pgs
Fees:13.00 Taxes:962.00
20170627-0064703

W & I Ref: (RF) Title No.: 59064
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ann Lester Carter 625 General George Patton Road Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142090F62500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel L. Killman, as Executor, under the Last Will and Testament of Carolyn J. Eakin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann Lester Carter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 625, together with the carport designated No. 625-C of River Plantation Section VIII Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, pages 514, 515, 516 and 517 amended in Book 6900, pages 654, 655, 656 and 657, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Carolyn J. Eakin, unmarried by Warranty Deed from Walter E. Ware and wife, Andrea D. Ware, dated June 29, 2001 and recorded on July 5, 2001 of record in Instrument No. 20010705-0071587, Register's Office for Davidson County, Tennessee. The said Carolyn J. Eakin has since died. The Last Will and Testament of Carolyn J. Eakin devised subject property to Daniel L. Killman and James W. Killman and appointed the said Daniel L. Killman, as Executor.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 514-517 amended in Book 6900, pages 654-657, said Register's Office to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7417, page 396, Book 7389, page 924, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 625 General George Patton Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2017.

Daniel L. Killman (Executor)
Daniel L. Killman, Executor

State of Tennessee

County of Davidson

On this 26th day of June, 2017, before me the undersigned authority, personally appeared Daniel L. Killman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $260,000.00.

Ann Lester Carter
Affiant

Sworn and subscribed before me this 26th day of June, 2017.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019